

Whitakers

Estate Agents



73 Elgar Road, Hull, HU4 7NZ

£120,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this neatly presented mid-terrace property, ideally situated for a growing family seeking to reside within the immediate catchment of a number of highly regarded local schools.

Internally, the accommodation briefly comprises entrance hall, spacious lounge, and fitted kitchen to the ground level; the first floor boasts two double bedrooms and a good third bedroom - all of which are fitted with integrated storage, and are served by a shower room, appointed with a three-piece suite.

Externally, there is a generous front garden that is laid to lawn with a path leading to the front door and side access. A gate opens onto the enclosed rear garden which is mainly laid to lawn with a gravelled section, and complimented with a wooden decking seating area.

The accommodation comprises

Front external



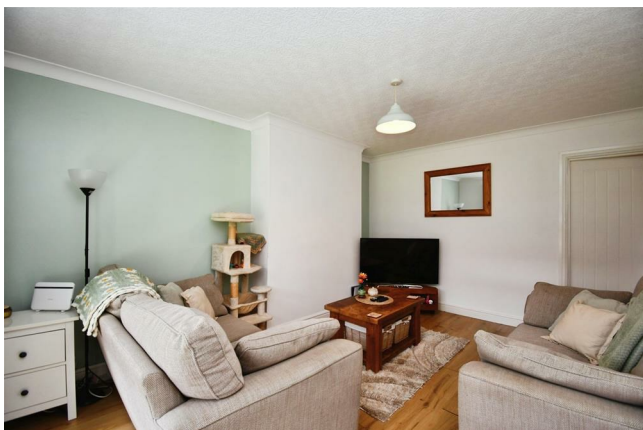
Externally, there is a generous front garden that is laid to lawn with a path leading to the front door and side access.

Ground floor

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 14'10" x 11'6" (4.54 x 3.53)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 14'11" x 8'1" (4.56 x 2.47)



Wooden door to the rear garden, UPVC double glazed windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

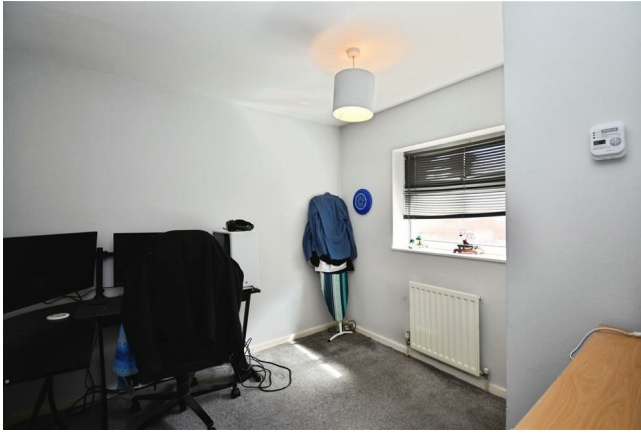
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 14'2" x 9'8" (4.34 x 2.96)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 9'8" x 8'11" (2.96 x 2.74)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 11'0" x 6'11" (3.36 x 2.11)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Shower room



Two UPVC double glazed windows, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



A gate opens onto the enclosed rear garden which is mainly laid to lawn with a gravelled section, and complimented with a wooden decking seating area.

Additional features

The residence also benefits from having a brick-built storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0033047600730B

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

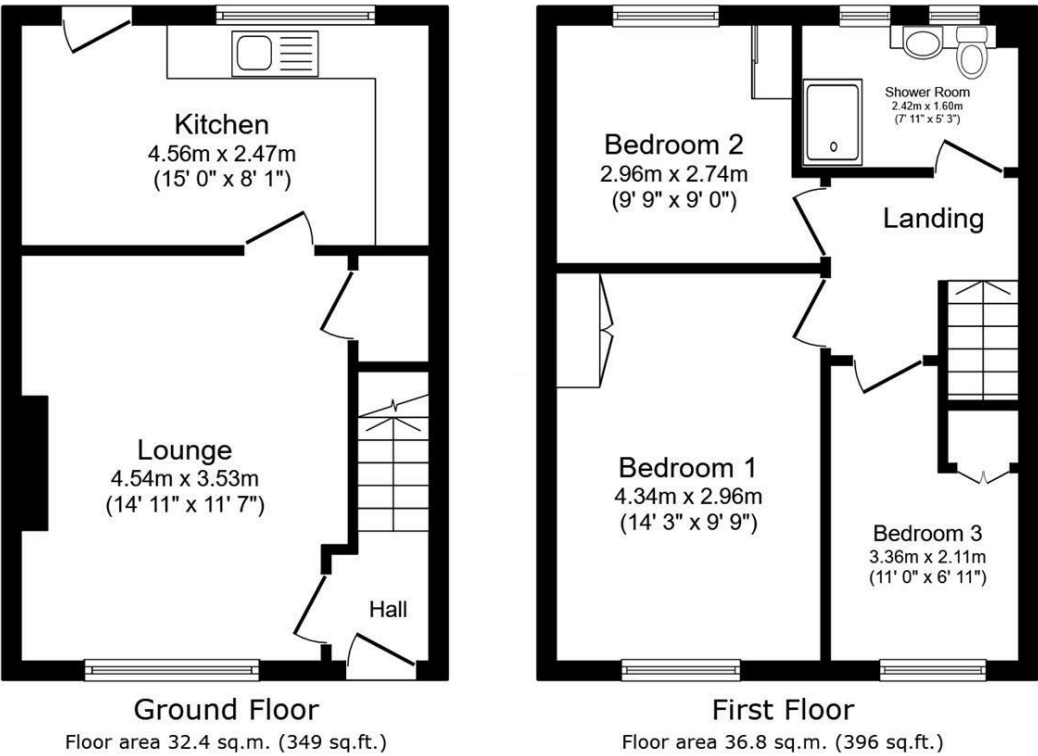
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

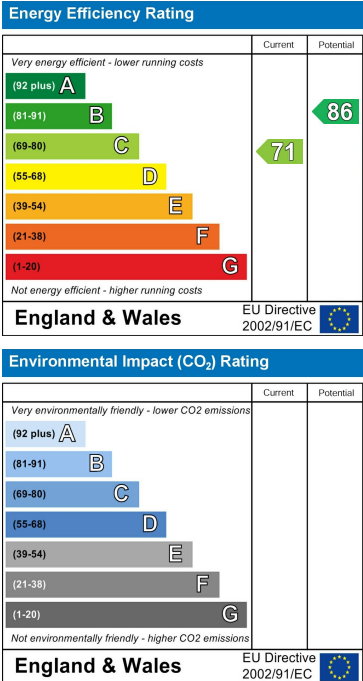


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.